

**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
505 SOUTH VULCAN AVENUE
ENCINITAS, CA 92024**

**DRAFT EL CAMINO REAL SPECIFIC PLAN AND
NOTICE OF AVAILABILITY OF A DRAFT MITIGATED NEGATIVE DECLARATION**

**PUBLIC REVIEW AND COMMENT PERIOD:
JUNE 3, 2024, TO JULY 2, 2024**

NOTICE IS HEREBY GIVEN that a 30-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for a Draft Initial Study/Mitigated Negative Declaration (IS/MND) which has been prepared for the proposed project as identified below. During the public review period, the Draft IS/MND will be available for review on the City's website at www.encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices under "Environmental Notices" and at the Planning Division of the Development Services Department, City of Encinitas, 505 South Vulcan Avenue, Encinitas, CA 92024.

PROJECT NAME: El Camino Real Specific Plan (ECRSP)

CASE NUMBER: PLCY-007016-2024

APPLICANT: City of Encinitas

STAFF CONTACT: Melinda Dacey, Housing Services Manager; mdacey@encinitasca.gov

LOCATION: The El Camino Real Specific Plan (ECRSP; project) encompasses approximately 228 acres of the commercial corridor along El Camino Real from Encinitas Boulevard to the south to Olivenhain Road to the north, excluding Home Depot and Encinitas Ranch Town Center commercial properties.

DESCRIPTION: The proposed ECRSP identifies goals and objectives related to existing land use, urban design, parks and open space, streetscape, transportation, and sustainable infrastructure for future site-specific development and redevelopment within the Specific Plan Area (SPA). The ECRSP provides a regulatory framework to guide future site-specific development and improvements within the commercial corridor to support revitalization of the SPA through implementation of streetscape improvements, and objective design standards that would ensure future site-specific development and redevelopment achieve the land use vision and design objectives intended for the SPA. While the ECRSP and City allowable land uses support commercial, office professional and public/semi-public land uses, future residential development that relies on State housing legislation may occur within the SPA. Although potential housing implemented under State law is outside the scope of this project, the ECRSP objective design standards would apply to all development, including housing, except where in conflict with applicable State legislation.

ENVIRONMENTAL STATUS: The City has performed an Environmental Initial Study, which has determined that no, or less than significant environmental impacts would result from the proposed project with mitigation measures incorporated into the project. Therefore, a Mitigated Negative Declaration is recommended for adoption. Written comments regarding the adequacy of the draft Mitigated Negative Declaration must be received by the Development Services Department at the address provided above **by 5:00 p.m. on July 2, 2024**. A final environmental document incorporating public input will then be prepared for consideration by decision-making authorities.